

150.0

0006

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

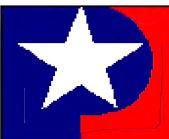
708,900 / 708,900

USE VALUE:

708,900 / 708,900

ASSESSED:

708,900 / 708,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 18 |        | KENILWORTH RD, ARLINGTON |

**OWNERSHIP**

Unit #:

|                            |  |
|----------------------------|--|
| Owner 1: STRAND ANN M      |  |
| Owner 2: SHAPIRO STEPHEN J |  |
| Owner 3:                   |  |

Street 1: 18 KENILWORTH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: STRAND ANN M -

Owner 2: -

Street 1: 18 KENILWORTH ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 7    | Steep       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6000        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.00 | 9     |             |           |        |   |        |   |        |   | 480,000         |           |   |           |        |      | 480,000   |       |

**IN PROCESS APPRAISAL SUMMARY**

| IN PROCESS APPRAISAL SUMMARY |  |  |  |  |  |  |  | Legal Description |  |  | User Acct |  |
|------------------------------|--|--|--|--|--|--|--|-------------------|--|--|-----------|--|
| 101                          |  |  |  |  |  |  |  | 99422             |  |  | GIS Ref   |  |
| 6000.000                     |  |  |  |  |  |  |  | Entered Lot Size  |  |  | GIS Ref   |  |
| 228,900                      |  |  |  |  |  |  |  | Total Land:       |  |  | Insp Date |  |
| 480,000                      |  |  |  |  |  |  |  | Land Unit Type:   |  |  | 06/09/18  |  |
| 708,900                      |  |  |  |  |  |  |  |                   |  |  |           |  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     |                       | 150.0-0006-0003.A |  | !11781! |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------|--|---------|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                 | Date              |  |         |  |
| 2022                | 101 | FV  | 228,900    | 0         | 6,000.    | 480,000    | 708,900     |               | Year end              | 12/23/2021        |  |         |  |
| 2021                | 101 | FV  | 220,900    | 0         | 6,000.    | 480,000    | 700,900     |               | Year End Roll         | 12/10/2020        |  |         |  |
| 2020                | 101 | FV  | 221,000    | 0         | 6,000.    | 480,000    | 701,000     |               | Year End Roll         | 12/18/2019        |  |         |  |
| 2019                | 101 | FV  | 192,700    | 0         | 6,000.    | 450,000    | 642,700     |               | 642,700 Year End Roll | 1/3/2019          |  |         |  |
| 2018                | 101 | FV  | 192,700    | 0         | 6,000.    | 372,000    | 564,700     |               | 564,700 Year End Roll | 12/20/2017        |  |         |  |
| 2017                | 101 | FV  | 192,700    | 0         | 6,000.    | 342,000    | 534,700     |               | 534,700 Year End Roll | 1/3/2017          |  |         |  |
| 2016                | 101 | FV  | 192,700    | 0         | 6,000.    | 312,000    | 504,700     |               | 504,700 Year End      | 1/4/2016          |  |         |  |
| 2015                | 101 | FV  | 180,500    | 0         | 6,000.    | 306,000    | 486,500     |               | 486,500 Year End Roll | 12/11/2014        |  |         |  |

**SALES INFORMATION**

| SALES INFORMATION |           |      |           |             |            |   |     | TAX DISTRICT |   |  | PAT ACCT. |  |  |
|-------------------|-----------|------|-----------|-------------|------------|---|-----|--------------|---|--|-----------|--|--|
| Grantor           | Legal Ref | Type | Date      | Sale Code   | Sale Price | V | Tst | Verif        |   |  | Notes     |  |  |
| STRAND ANN M,     | 56577-524 |      | 3/9/2011  | Convenience |            | 1 | No  | No           |   |  |           |  |  |
| SHANLEY DONALD    | 22580-228 |      | 11/4/1992 |             |            |   | No  | No           | A |  |           |  |  |

| BUILDING PERMITS |        |          |        |     |            |          |            |                 |  |  |  | ACTIVITY INFORMATION |                                |     |         |   |   |
|------------------|--------|----------|--------|-----|------------|----------|------------|-----------------|--|--|--|----------------------|--------------------------------|-----|---------|---|---|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment         |  |  |  | Date                 | Result                         | By  | Name    |   |   |
| 9/14/2012        | 1165   | Wood Dec | 26,000 | C   |            |          |            |                 |  |  |  | 6/9/2018             | MEAS&NOTICE                    | HS  | Hanne S |   |   |
| 6/3/2011         | 540    | Re-Roof  | 6,370  |     |            |          |            |                 |  |  |  | 7/31/2013            | Measured                       | JBS | JOHN S  |   |   |
| 10/4/2007        | 900    | Redo Kit | 42,000 |     |            | G9       | GR FY09    | re-do bath also |  |  |  | 4/11/2013            | Info Fm Prmt                   | EMK | Ellen K |   |   |
| 11/5/2003        | 951    | New Wind | 2,000  |     |            |          |            |                 |  |  |  | 12/3/2008            | Meas/Inspect                   | 372 | PATRIOT |   |   |
|                  |        |          |        |     |            |          |            |                 |  |  |  | 2/1/2000             | Inspected                      | 263 | PATRIOT |   |   |
|                  |        |          |        |     |            |          |            |                 |  |  |  | 12/7/1999            | Mailer Sent                    |     |         |   |   |
|                  |        |          |        |     |            |          |            |                 |  |  |  | 11/19/1999           | Measured                       | 268 | PATRIOT |   |   |
|                  |        |          |        |     |            |          |            |                 |  |  |  | 1/1/1982             |                                | KM  |         |   |   |
|                  |        |          |        |     |            |          |            |                 |  |  |  | Sign:                | VERIFICATION OF VISIT NOT DATA |     |         | / | / |

**EXTERIOR INFORMATION**

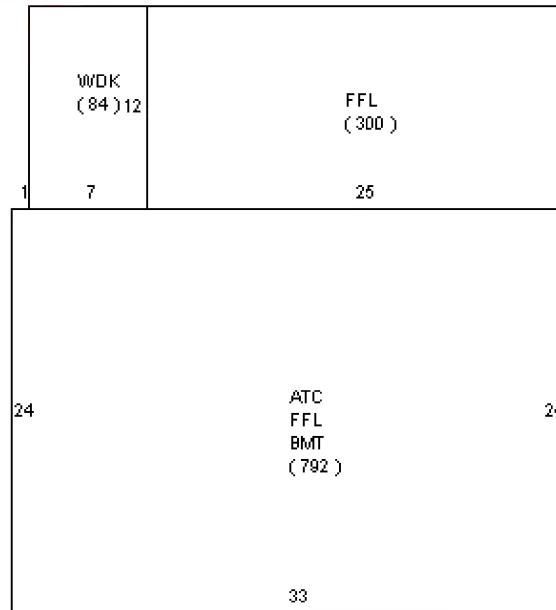
|               |                   |          |
|---------------|-------------------|----------|
| Type:         | 5 - Cape          |          |
| Sty Ht:       | 1A - 1 Sty +Attic |          |
| (Liv) Units:  | 1                 | Total: 1 |
| Foundation:   | 1 - Concrete      |          |
| Frame:        | 1 - Wood          |          |
| Prime Wall:   | 4 - Vinyl         |          |
| Sec Wall:     |                   | %        |
| Roof Struct:  | 1 - Gable         |          |
| Roof Cover:   | 1 - Asphalt Shgl  |          |
| Color:        | GREY              |          |
| View / Desir: |                   |          |

**BATH FEATURES**

|            |   |                 |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath:    |   | Rating:         |
| 3/4 Bath:  |   | Rating:         |
| A 3QBth:   |   | Rating:         |
| 1/2 Bath:  |   | Rating:         |
| A HBth:    |   | Rating:         |
| OthrFix:   | 1 | Rating: Fair    |

**COMMENTS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**SKETCH**

Sum Area By Label :  
 ATC = 792  
 FFL = 1092  
 BMT = 792  
 WDK = 84

**GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1950        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Alt %:        |             |
| Jurisdict:    | G14         |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|               |                    |
|---------------|--------------------|
| Avg Ht/FL:    | STD                |
| Prim Int Wal  | 1 - Drywall        |
| Sec Int Wall: |                    |
| Partition:    | T - Typical        |
| Prim Floors:  | 3 - Hardwood       |
| Sec Floors:   | 4 - Carpet         |
| Bsmnt Flr:    | 12 - Concrete      |
| Subfloor:     |                    |
| Bsmnt Gar:    | 1                  |
| Electric:     | 3 - Typical        |
| Insulation:   | 2 - Typical        |
| Int vs Ext:   | S                  |
| Heat Fuel:    | 2 - Gas            |
| Heat Type:    | 1 - Forced H/Air   |
| # Heat Sys:   | 1                  |
| % Heated:     | 100 % AC: 100      |
| Solar HW:     | NO Central Vac: NO |
| % Com Wal     | % Sprinkled        |

**DEPRECIATION**

Avg Ht/FL: STD

Prim Int Wal: 1 - Drywall

Sec Int Wall: %

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar: 1

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 1 - Forced H/Air

# Heat Sys: 1

% Heated: 100 % AC: 100

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled

CALC SUMMARY

Depreciated Total: 228911

Basic \$ / SQ: 110.00

Size Adj.: 1.35000002

Const Adj.: 0.99742496

Adj \$ / SQ: 148.118

Other Features: 71684

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 311020

Depreciation: 82109

Final Total: 228900

WtAv\$/SQ:

Juris. Factor: 1.00

Special Features: 0

AvRate:

Before Depr: 148.12

Final Total: 228900

Ind.Val:

Val/Su Net: 101.96

Val/Su SzAd: 167.18

PARCEL ID 150.0-0006-0003.A

Net Sketched Area: 2,245 Total: 239,336

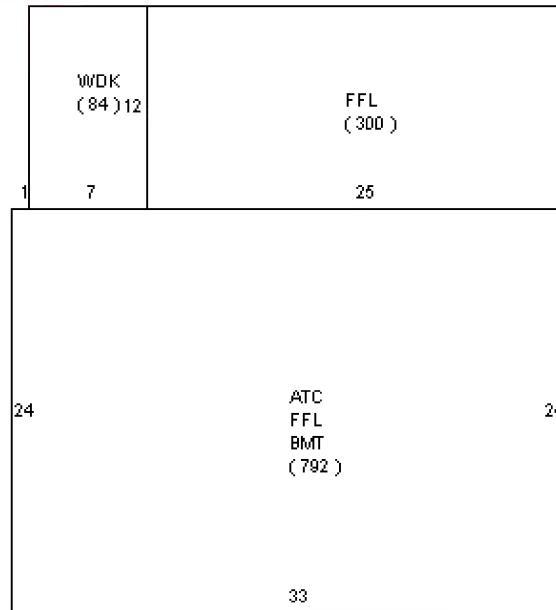
Size Ad 1369.1999 Gross Area 2760 FinArea 1092

**MOBILE HOME**

Make: Model: Serial # Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

**SKETCH**

Sum Area By Label :  
 ATC = 792  
 FFL = 1092  
 BMT = 792  
 WDK = 84

**SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|------|-------------|-----------|-----------|--------------|
| FFL  | First Floor | 1,092     | 148.120   | 161,744      |
| BMT  | Basement    | 792       | 44.440    | 35,193       |
| ATC  | Attic       | 277       | 148.120   | 41,058       |
| WDK  | Deck        | 84        | 15.960    | 1,341        |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| ATC      |        |         |        |    |       |
| FFL      |        |         |        |    |       |
| BMT      |        |         |        |    |       |
| WDK      |        |         |        |    |       |

**IMAGE**

**AssessPro Patriot Properties, Inc**